

# PETITION FOR SPECIAL EXCEPTION 84-341-X

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for volunteer fire department and building (including seasonal carnival)

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: \_\_\_\_\_  
(Type or Print Name)  
Signature \_\_\_\_\_  
Address \_\_\_\_\_  
City and State \_\_\_\_\_  
Attorney for Petitioner: \_\_\_\_\_  
(Type or Print Name)  
Signature \_\_\_\_\_  
Address \_\_\_\_\_  
City and State \_\_\_\_\_  
Name, address and phone number of legal owner, tract purchaser or representative to be contacted \_\_\_\_\_  
City and State \_\_\_\_\_  
Name \_\_\_\_\_  
Address \_\_\_\_\_  
Phone No. \_\_\_\_\_

ORDERED By The Zoning Commissioner of Baltimore County, this 17th day of April, 1984, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 4th day of June, 1984, at 1:30 o'clock P.M.

*Carl Jablon*  
Zoning Commissioner of Baltimore County.

E.C.O.-No. 1

(over)

## BALTIMORE COUNTY

### ZONING PLANS

### ADVISORY COMMITTEE



### PETITION AND SITE PLAN

### EVALUATION COMMENTS

## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Zoning Commissioner Date: May 16, 1984  
FROM: Norman E. Gerber, Director, Office of Planning and Zoning  
SUBJECT: Liberty Road Volunteer Fire Co., Inc.

Assuming submittal to and approval by the CRG, this office is not opposed to the granting of this request.

*Norman E. Gerber*  
Norman E. Gerber, Director  
Office of Planning and Zoning

NEG/JGH/sf

## BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 28, 1984

Liberty Road Volunteer Fire Company, Inc.  
c/o Mr. Nick Spelman, President  
10100 Liberty Road  
Randallstown, Maryland 21133

RE: Item No. 272 - Case No. 84-341-X  
Liberty Road Volunteer Fire Co., Inc.  
Special Exception Petition

Dear Sirs:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

In view of your proposal to "legalize" the existing volunteer fire company and construct an addition to said building for use as a community building with related outdoor activities, this hearing is required. This property was the subject of a previous zoning hearing, Case No. 76-241-X, in which similar requests were granted. However, the time for utilization of that special exception has lapsed.

In view of the fact that a portion of the proposed parking area in the D. R. 3.5 zone lies within a residential transition area, your proposal is subject to Section 1B01.1B.c.10 of the zoning regulations.

In addition, the site plan must be revised to reflect the comments of the State Highway Administration and it should be determined at the hearing whether the "existing crushed stone drive" from Deer Park Road should be paved.

Item No. 272 - Case No. 84-341-X  
Liberty Road Volunteer Fire Co., Inc.  
Special Exception Petition  
Page 2

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

*Nicholas B. Commodari*  
NICHOLAS B. COMMODARI  
Chairman  
Zoning Plans Advisory Committee

NBC:bsc

Enclosures

cc: George William Stephens, Jr.  
and Associates, Inc.  
303 Allegheny Avenue  
Towson, Maryland 21204

BALTIMORE COUNTY  
DEPARTMENT OF PUBLIC WORKS  
TOWSON, MARYLAND 21204

HARRY J. F. STEL, P.E.  
DIRECTOR

May 21, 1984

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Item #272 (1983-1984)  
Property Owner: Liberty Rd. Volunteer Fire Company, Inc.  
N/ES Liberty Rd. 743' N/W from centerline  
Deer Park Rd.  
Acres: 14.45 District: 2nd

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

#### General:

Comments were supplied in conjunction with the Zoning Advisory Committee review of this property in connection with Item 203 (1975-1976).

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 272 (1983-1984).

Very truly yours,

*Robert A. Morton*  
ROBERT A. MORTON, P.E., Chief  
Bureau of Public Services

RAM:EAM:FWR:SB

PP-NE Key Sheet  
32 x 33 NW 40 x 41 Pos. Sheets  
NW 8 x 9 J x K Topo  
66 Tax Map

Maryland Department of Transportation  
State Highway Administration

Lowell K. Bridwell  
Secretary  
Hal Kassoff  
Acting Administrator

May 2, 1984

Mr. A. Jablon  
Zoning Commissioner  
County Office Bldg.  
Towson, Md. 21204

Re: ZAC Meeting of 4-7-84  
ITEM: 272.  
Property Owner: Liberty Rd. Volunteer Fire Company, Inc.  
Location: NE/S Liberty Rd.  
Route 26, 743' N/W from c/l  
Deer Park Road  
Existing Zoning: D.R. 3.5  
Proposed Zoning: Special  
Exception for volunteer  
fire department and building  
(including seasonal carnival)  
Acres: 14.45  
District: 2nd

Attention: Mr. N. Commodari

Dear Mr. Jablon:

On review of the revised site plan of 3-1-84 and field inspection, the State Highway Administration will require the plan to be revised.

The revised plan must show the following:

The proposed entrance at the northwest property should be a minimum width of 30'.

This entrance should be posted as "Private Roadway" to eliminate through traffic from Deer Park Road using this as a short cut to Liberty Road (Route 26).

My telephone number is (301) 659-1350  
Teletypewriter for Impaired Hearing or Speech  
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-482-5082 Statewide Toll Free  
P.O. Box 7177 North Calvert St., Baltimore, Maryland 21203 - 0717



Pursuant to the advertisement, posting of property, and public hearing on the Petition and appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations

Mr. A. Jablon -2- May 2, 1984

It is requested the plan be revised prior to a hearing date being set.

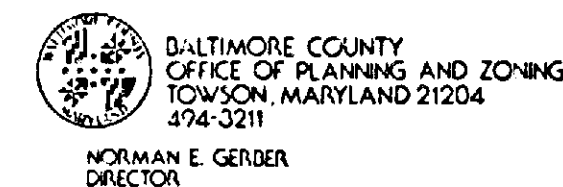
All work within the State Highway Administration Right-of-Way must be through permit with the posting of a \$22,000.00 bond to guarantee construction.

Very truly yours,  
*Charles Lee*  
Charles Lee, Chief  
Bureau of Engineering  
Access Permits

By: George Wittman

CL:GW:maw

cc: Mr. J. Ogle



Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Zoning Advisory Meeting of 4-17-84

Item # 272  
Property Owner: Liberty Road Volunteer Fire Co., Inc.  
Location: NE/S Liberty Rd., N/W of Deer Park Rd.

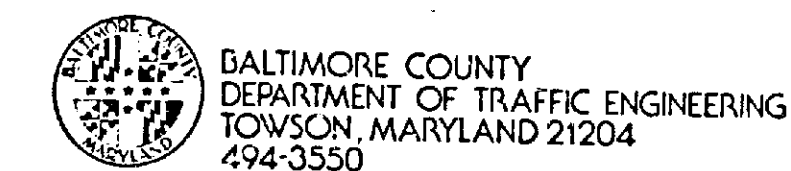
Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ( ) There are no site planning factors requiring comment.
- (x) A County Review Group Meeting is required.
- ( ) A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ( ) This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ( ) A record plat will be required and must be recorded prior to issuance of a building permit.
- ( ) The access is not satisfactory.
- ( ) The circulation on this site is not satisfactory.
- ( ) The parking arrangement is not satisfactory.
- ( ) Parking calculations must be shown on the plan.
- ( ) This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ( ) Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- ( ) Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ( ) The amended Development Plan was approved by the Planning Board on \_\_\_\_\_.
- (x) Landscaping should be provided on this site and shown on the plan.
- (x) The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is \_\_\_\_\_.
- ( ) The property is located in a traffic area controlled by a "T" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- (x) Additional comments:

*Driveway adjacent to the existing building on Deer Park Road should be widened. Other access to the subject property or driveway should be shown on the plan. Driveway between Liberty Rd. and Deer Park Rd.*

*Stephen A. Bolter*  
Chief, Current Planning and Development



STEPHEN E. COLLINS  
DIRECTOR

May 22, 1984

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Item No. 272 -ZAC- Meeting of April 17, 1984  
Property Owner: Liberty Road Volunteer Fire Company, Inc.  
Location: NE/S Liberty Road 743' N/W from c/l Deer Park Road  
Existing Zoning: D.R. 3.5  
Proposed Zoning: Special Exception for volunteer fire department and building (including seasonal carnival).

Acres: 14.45  
District: 2nd

Dear Mr. Jablon:

All entrances to this site along Liberty Road will be subject to the State Highway Administration approval.

*Michael S. Flanigan*  
Michael S. Flanigan  
Traffic Engineering Assoc. Inc.

MSF/cmm

BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Zoning Item # 272, Zoning Advisory Committee Meeting of April 17, 1984  
Property Owner: Liberty Road Volunteer Fire Company, Inc.  
Location: NE/S Liberty Road District 2

Water Supply: public Sewage Disposal: public

COMMENTS ARE AS FOLLOWS:

- (x) Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- (x) Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.
- ( ) A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s into the atmosphere.
- (x) A permit to construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.
- ( ) Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- ( ) Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety, two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.
- ( ) Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- (x) If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

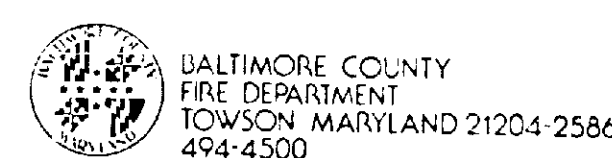
SS 20 1082 (1)

Zoning Item # 272 Zoning Advisory Committee Meeting of April 17, 1984  
Page 2

- ( ) Prior to raising of existing structure/s, petitioner must contact the Division of Water Quality and Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes.
- (x) Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Water Quality and Waste Management at 494-3768.
- ( ) Soil percolation tests (have been/must be) conducted.  
( ) The results are valid until \_\_\_\_\_.  
( ) Soil percolation test results have expired. Petitioner should contact the Division of Environmental Support Services to determine whether additional tests are required.
- ( ) Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- ( ) In accordance with Section 13-117 of the Baltimore County Code, the water well yield test shall be valid until \_\_\_\_\_ is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
- ( ) Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- (x) If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted.
- (x) Others: *This site is subject to the Guyan Falls sewer maintenance imposed by the MD Dept of Health and Mental Hygiene. Approval of Building Permit for this location, involving additional input to the sewer, will be withheld by this office until the maintenance is lifted and/or alleviated after the additional use of the sewer is secured. Petitioner should contact Ms. Jenie Butcher of the Environmental Support Services Division at 494-3762 regarding these alternatives. For information regarding carnival activities, petitioner should contact the Western Environmental Services Division at 494-3745.*

*David L. Lump*  
David L. Lump, Director  
BUREAU OF ENVIRONMENTAL SERVICES

SS 20 1283 (2) R



PAUL H. REINCKE  
CHIEF

May 3, 1984

Mr. William Hammond  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Attention: Nick Commodari, Chairman  
Zoning Plans Advisory Committee

RE: Property Owner: Liberty Road Volunteer Fire Company, Inc.

Location: NE/S Liberty Road 743' N/W from c/l Deer Park Road

Item No.: 272

Zoning Agenda: Meeting of 4/17/84

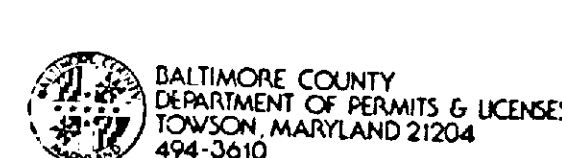
Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- ( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals of \_\_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- ( ) 2. A second means of vehicle access is required for the site.
- ( ) 3. The vehicle dead end condition shown at \_\_\_\_\_ EXCEEDS the maximum allowed by the Fire Department.
- ( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- ( ) 6. Site plans are approved, as drawn.
- ( ) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED BY: *Paul H. Reincke* Noted and Approved: *George M. Eggen*  
Planning Group Fire Prevention Bureau  
Special Inspection Division

/ab



TED ZALEM JR.  
DIRECTOR

April 23, 1984

Mr. Arnold Jablon, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 272 Zoning Advisory Committee Meeting are as follows:  
Property Owner: Liberty Road Volunteer Fire Company, Inc.  
Location: NE/S Liberty Road 743' N/W from c/l Deer Park Road  
Existing Zoning: D.R.  
Proposed Zoning: Special exception for volunteer fire department and building (including seasonal carnival).

Acres: 14.45

District: 2nd.

The items checked below are applicable:

- (x) All structures shall conform to the Baltimore County Building Code 1981/Council Bill 1-82 State of Maryland Code for the Handicapped and Aged, and other applicable Codes.
- (x) A building/ & other miscellaneous.
- ( ) Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is not required. Non-reproduced seals and signatures are required on Plans and Technical Data.
- (x) Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- ( ) An exterior wall erected within 6'0" for commercial use or 3'0" for one & two family use group of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0" of lot line. A firewall is required if construction is on the lot line, see Table 101, line 2, Section 101.07 and Table 101.02, also Section 503.2.
- ( ) Requested variance appears to conflict with the Baltimore County Building Code, Section/s \_\_\_\_\_.
- ( ) A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- ( ) Before this office can comment on the above structure, please have the owner, thru the services of a Registered Architect or Engineer certify to this office that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 101.
- (x) Comments - Relocate Handicapped spaces so the handicapped are not compelled to pass behind parked vehicles as per State Code. Also provide signs, ramps, etc. Building construction class will be governed by the Height and are requirement of the Code. A fire separation between the Engine House and other portions of the Building will be required.

NOTES: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 122 (Plans Review) at 111 N. Chesapeake Ave., Towson.

Very truly yours,  
*Charles E. Burdick*  
Charles E. Burdick, Chief  
Plans Review



RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER  
NE/S Liberty Rd. 743' NW of  
Centerline Deer Park Rd., : OF BALTIMORE COUNTY  
2nd District :  
LIBERTY ROAD VOLUNTEER FIRE : Case No. 84-341-X  
CO., INC., Petitioner :

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

*Phyllis Cole Friedman*  
Phyllis Cole Friedman  
People's Counsel for Baltimore County

*Peter Max Zimmerman*  
Peter Max Zimmerman  
Deputy People's Counsel  
Rm. 223, Court House  
Towson, MD 21204  
494-2188

I HEREBY CERTIFY that on this 11th day of May, 1984, a copy of the foregoing Entry of Appearance was mailed to Nick Speelman, President, and Sidney Dennis, Chairman of the Board of Directors, Liberty Road Volunteer Fire Co., Inc., 10100 Liberty Road, Randallstown, MD 21133, Petitioner.

*Peter Max Zimmerman*  
Peter Max Zimmerman

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE  
NE/S of Liberty Road, 743' NW of Deer : DEPUTY ZONING  
Park Road - 2nd Election District : COMMISSIONER  
Liberty Road Volunteer Fire Company - :  
Petitioner : OF  
NO. 76-241-X (Item No. 203) : BALTIMORE COUNTY

EXTENSION ORDER

It is hereby ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 3<sup>rd</sup> day May, 1978, that the Special Exception for a volunteer fire department and community building (including seasonal carnival), granted May 26, 1976, be and the same is hereby extended, in accordance with Section 502.3 of the Baltimore County Zoning Regulations, for a period of three years, beginning May 26, 1978, and ending May 26, 1981.

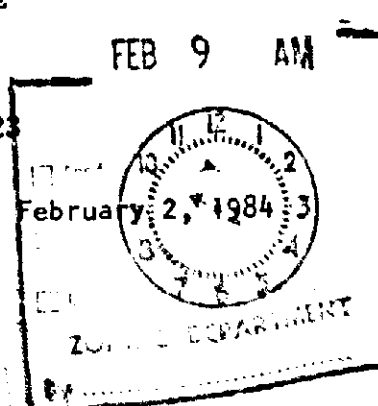
*Ray Matins*  
Deputy Zoning Commissioner of  
Baltimore County

*Zoned B.L. + D.R. 3.5*

*1984*  
*24-270*  
**Liberty Road Volunteer Fire Co., Inc.**

10010 LIBERTY ROAD, HARRISONVILLE  
RANDALLSTOWN, MD. 21133-1402

EMERGENCY 911 BUSINESS 922-1223



Mr. James E. Dyer  
Zoning Supervisor  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Dear Mr. Dyer:

As President and Chairman of the Board of the Liberty Road Volunteer Fire Co., Inc., we write to you on behalf of the fire company and the entire Randallstown community, to request that the Special Exception granted for a volunteer fire department and building on May 26, 1976, and extended on May 3, 1978, be reinstated (a copy of the Extension Order being attached hereto).

The Liberty Road Volunteer Fire Company is a tax exempt corporation that has been providing fire prevention and fire fighting services to the greater Randallstown community for more than thirty-five years. The Company and its Women's Auxiliary are made up of dozens of enthusiastic men and women who voluntarily offer their services and risk their lives to provide the community with twenty-four hours a day of fire protection and ambulance service. In addition to providing this service to the community, the Company, by its very existence, saves countless tax dollars that would be required without it. The Company also offers the community recreational facilities with its weekly bingo games, annual carnival, and frequent breakfasts, dances and community meetings.

The Randallstown of the late 1940's is not the Randallstown of today. Shopping centers, apartment complexes, and residential developments have increased the burden on the Company to provide services for this growing community. The erection of a new building would provide additional space for necessary expansion. The plans envision the expansion of our building to allow for increased engine and ambulance capacity, bunk space for firemen required to stay overnight, and additional facilities for community social events and fund-raising activities that would allow us to increase our service potential.

MEMBER  
MARYLAND STATE  
FIREMEN'S  
ASSN

MEMBER  
BALTO. COUNTY  
VOL. FIREMEN'S  
ASSN

MEMBER  
MARYLAND STATE  
AMBULANCE & RESCUE  
ASSN

**Liberty Road Volunteer Fire Co., Inc.**

10010 LIBERTY ROAD, HARRISONVILLE  
RANDALLSTOWN, MD. 21133-1402

EMERGENCY 911 BUSINESS 922-1223

February 2, 1984

Mr. James E. Dyer -- Page 2.

The Fire Company recognizes that it did not construct the building proposed in 1975, nor did it effectively seek further continuances after 1978. Financial considerations prohibited any construction during recent years. However, funds are now available and the need for expansion is even greater.

With that in mind, we ask that you allow the continuance or reinstatement of the special exception as granted in 1975, so that the Liberty Road Volunteer Fire Company might provide more efficient fire-fighting and fire-prevention services to the Baltimore County community.

Very truly yours,

*Nick Speelman*  
Nick Speelman, President

*Sidney Dennis*  
Sidney Dennis, Chairman of the Board  
of Directors

MDL:jp  
enclosure

MEMBER  
MARYLAND STATE  
FIREMEN'S  
ASSN

MEMBER  
BALTO. COUNTY  
VOL. FIREMEN'S  
ASSN

MEMBER  
MARYLAND STATE  
AMBULANCE & RESCUE  
ASSN

FROM THE OFFICE OF  
GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.  
ENGINEERS  
P.O. BOX 6828, TOWSON, MARYLAND 21204

Description to Accompany Zoning Petition  
for Liberty Road Volunteer Fire Department  
Containing 14.45 Acres of land, more or less. November 10, 1975

Beginning for the same at a point on the northeast side of Liberty Road, measured 743 feet more or less northwesterly from the intersection of said northeast side and the center line of Deer Park Road, thence binding on said northeast side of Liberty Road, North 56° 18' 35" West 425.22 feet, thence leaving Liberty Road, binding on the outline of the property of the herein petitioners the twenty following lines viz: (1) North 33° 41' 25" East 200.00 feet, (2) North 56° 18' 35" West 75.00 feet, (3) North 62° 24' 50" West 166.10 feet, (4) North 30° 38' 25" West 781.13 feet, (5) North 59° 21' 35" East 431.49 feet, (6) North 69° 18' 29" East 116.04 feet, (7) South 10° 02' 16" East 125.00 feet, (8) North 79° 57' 45" East 200.00 feet to the west side of Deer Park Road, thence binding on said side of said Road (9) South 10° 02' 15" East 73.27 feet and (10) South 17° 14' 15" East 26.73 feet, thence leaving said Road, (11) South 72° 45' 45" West 200.00 feet, (12) South 17° 14' 15" East 500.00 feet, (13) North 72° 45' 45" East 200.00 feet to the west side of Deer Park Road, thence binding on said side of said Road, (14) South 17° 14' 15" East 100.00 feet, thence (15) South 72° 45' 45" West 150.00 feet, (16) South 17° 14' 15" East 100.00 feet, (17) North 72° 45' 45" East 150.00 feet to the west side of Deer Park Road, thence binding on said side of said Road (18) South 17° 14' 15" East 239.33 feet and (19) South 25° 03' 00" East 182.53 feet, thence leaving said Road, (20) South 47° 31' 00" West 304.09 feet to the place of beginning.

Containing 14.45 acres of land more or less.



**CERTIFICATE OF POSTING**  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

Date of Posting: 5-17-84

Posted for: Special Exception  
Petitioner: Liberty Road Volunteer Fire Company, Inc.  
Location of property: NE/S of Liberty Road, 743' NW of Deer Park Road  
Location of Signs: Signs at Liberty Road, 743' NW of Deer Park Road  
Remarks: Signs at Liberty Road, 743' NW of Deer Park Road  
Posted by: George Williams Stephens, Jr.  
Number of Signs: 3

Liberty Road Volunteer Fire Company, Inc.  
c/o Nick Speelman, President  
10010 Liberty Road  
Randallstown, Maryland 21133

**NOTICE OF HEARING**

Re: Petition for Special Exception  
NE/S Liberty Road, 743' NW of Deer Park  
Road (10010 Liberty Road)  
Liberty Road Volunteer Fire Company, Inc. - Petitioner  
Case No. 84-341-X

TIME: 1:30 P.M.

DATE: Monday, June 4, 1984

PLACE: Room 106, County Office Building, 111 West Chesapeake  
Avenue, Towson, Maryland

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 128269

DATE: 4-6-84 ACCOUNT: R-01-615-000

AMOUNT: 200.00

RECEIVED

FROM:

FOR:

(Cash)

6 06300001000010 4104A

VALIDATION OR SIGNATURE OF CASHIER

**LEGAL NOTICE**

PETITION FOR SPECIAL EXCEPTION

2nd Election District

ZONING: Petition for Special Exception

LOCATION: Northeast side Liberty Road, 743'

to Northwest of Deer Park Road (10010 Liberty Road)

DATED & FILED Monday, June 4, 1984 at 1:30 P.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing for Special Exception for volunteer fire department and community building (including seasonal carnival) being the property of Liberty Road Volunteer Fire Company, Inc., as shown on plat filed with the Zoning Department.

It is the intent of this Petition to grant a building, corner, etc., and to have the same used for the purpose of fire fighting and fire prevention.

It is the intent of this Petition to grant a building, corner, etc., and to have the same used for the purpose of fire fighting and fire prevention.

It is the intent of this Petition to grant a building, corner, etc., and to have the same used for the purpose of fire fighting and fire prevention.

It is the intent of this Petition to grant a building, corner, etc., and to have the same used for the purpose of fire fighting and fire prevention.

It is the intent of this Petition to grant a building, corner, etc., and to have the same used for the purpose of fire fighting and fire prevention.

It is the intent of this Petition to grant a building, corner, etc., and to have the same used for the purpose of fire fighting and fire prevention.

It is the intent of this Petition to grant a building, corner, etc., and to have the same used for the purpose of fire fighting and fire prevention.

It is the intent of this Petition to grant a building, corner, etc., and to have the same used for the purpose of fire fighting and fire prevention.

It is the intent of this Petition to grant a building, corner, etc., and to have the same used for the purpose of fire fighting and fire prevention.

It is the intent of this Petition to grant a building, corner, etc., and to have the same used for the purpose of fire fighting and fire prevention.

It is the intent of this Petition to grant a building, corner, etc., and to have the same used for the purpose of fire fighting and fire prevention.

It is the intent of this Petition to grant a building, corner, etc., and to have the same used for the purpose of fire fighting and fire prevention.

It is the intent of this Petition to grant a building, corner, etc., and to have the same used for the purpose of fire fighting and fire prevention.

It is the intent of this Petition to grant a building, corner, etc., and to have the same used for the purpose of fire fighting and fire prevention.

It is the intent of this Petition to grant a building, corner, etc., and to have the same used for the purpose of fire fighting and fire prevention.

It is the intent of this Petition to grant a building, corner, etc., and to have the same used for the purpose of fire fighting and fire prevention.

It is the intent of this Petition to grant a building, corner, etc., and to have the same used for the purpose of fire fighting and fire prevention.

It is the intent of this Petition to grant a building, corner, etc., and to have the same used for the purpose of fire fighting and fire prevention.

It is the intent of this Petition to grant a building, corner, etc., and to have the same used for the purpose of fire fighting and fire prevention.

It is the intent of this Petition to grant a building, corner, etc., and to have the same used for the purpose of fire fighting and fire prevention.

It is the intent of this Petition to grant a building, corner, etc., and to have the same used for the purpose of fire fighting and fire prevention.

It is the intent of this Petition to grant a building, corner, etc., and to have the same used for the purpose of fire fighting and fire prevention.

It is the intent of this Petition to grant a building, corner, etc., and to have the same used for the purpose of fire fighting and fire prevention.

It is the intent of this Petition to grant a building, corner, etc., and to have the same used for the purpose of fire fighting and fire prevention.

It is the intent of this Petition to grant a building, corner, etc., and to have the same used for the purpose of fire fighting and fire prevention.

It is the intent of this Petition to grant a building, corner, etc., and to have the same used for the purpose of fire fighting and fire prevention.

It is the intent of this Petition to grant a building, corner, etc., and to have the same used for the purpose of fire fighting and fire prevention.

It is the intent of this Petition to grant a building, corner, etc., and to have the same used for the purpose of fire fighting and fire prevention.

It is the intent of this Petition to grant a building, corner, etc., and to have the same used for the purpose of fire fighting and fire prevention.

It is the intent of this Petition to grant a building, corner, etc., and to have the same used for the purpose of fire fighting and fire prevention.

It is the intent of this Petition to grant a building, corner, etc., and to have the same used for the purpose of fire fighting and fire prevention.

It is the intent of this Petition to grant a building, corner, etc., and to have the same used for the purpose of fire fighting and fire prevention.

It is the intent of this Petition to grant a building, corner, etc., and to have the same used for the purpose of fire fighting and fire prevention.

It is the intent of this Petition to grant a building, corner, etc., and to have the same used for the purpose of fire fighting and fire prevention.

It is the intent of this Petition to grant a building, corner, etc., and to have the same used for the purpose of fire fighting and fire prevention.

It is the intent of this Petition to grant a building, corner, etc., and to have the same used for the purpose of fire fighting and fire prevention.

It is the intent of this Petition to grant a building, corner, etc., and to have the same used for the purpose of fire fighting and fire prevention.

It is the intent of this Petition to grant a building, corner, etc., and to have the same used for the purpose of fire fighting and fire prevention.

It is the intent of this Petition to grant a building, corner, etc., and to have the same used for the purpose of fire fighting and fire prevention.

It is the intent of this Petition to grant a building, corner, etc., and to have the same used for the purpose of fire fighting and fire prevention.

It is the intent of this Petition to grant a building, corner, etc., and to have the same used for the purpose of fire fighting and fire prevention.

It is the intent of this Petition to grant a building, corner, etc., and to have the same used for the purpose of fire fighting and fire prevention.

It is the intent of this Petition to grant a building, corner, etc., and to have the same used for the purpose of fire fighting and fire prevention.

It is the intent of this Petition to grant a building, corner, etc., and to have the same used for the purpose of fire fighting and fire prevention.

It is the intent of this Petition to grant a building, corner, etc., and to have the same used for the purpose of fire fighting and fire prevention.



Cost of Advertisement, \$ 20.00

**PETITION FOR SPECIAL  
EXEMPTION**  
2nd Session District  
1911

**ZONING:** Petition for Special Ex-  
emption  
LOCATION: Northeast side Liber-  
ty Road, 748 ft. Northwest  
corner of Liberty and Johnson  
Roads.  
Time: Monday, June 6,  
1911 at 1:30 P.M.  
Place: Room 100, Baltimore  
County Office Building, 111 W.  
Maryland.

The Zoning Commissioner of Bal-  
timore County, by authority of the  
Zoning Act and Regulations of Bal-  
timore County, do hereby certify  
that the following is the substance  
of the Petition for Special Exemption  
for volunteer fire department and  
fire alarm station (see also Special  
Exemption) for the property of Liberty  
Road Volunteer Fire Company, Inc.,  
located on the Northeast side of Lib-  
erty Road, and that the Petition is  
granted, a building permit may be  
issued thereon, and the same is ap-  
proved. The Zoning Commis-  
sioner of Baltimore County is hereby  
granted for a stay of this issuance  
of the building permit until the date  
for good cause is shown. Such reason-  
ing is stated in writing by the date  
of the hearing and above as shown  
on the plan.

By Order of  
JAMES D. LAMONT,  
Zoning Commissioner  
Baltimore County  
May 17.

VALIDATION OR SIGNATURE OF CASHIER


-2-

ORDER RECEIVED FOR FILING

DATE June 6, 1984 BY Mary Campbell (blue)

# HOW TO GET THE MOST OUT OF FILING

DATE June 6, 1988  
BY Mary Campagna (Clark)  
FOR Barbara Clark

  
Zoning Commissioner  
of  
Baltimore County

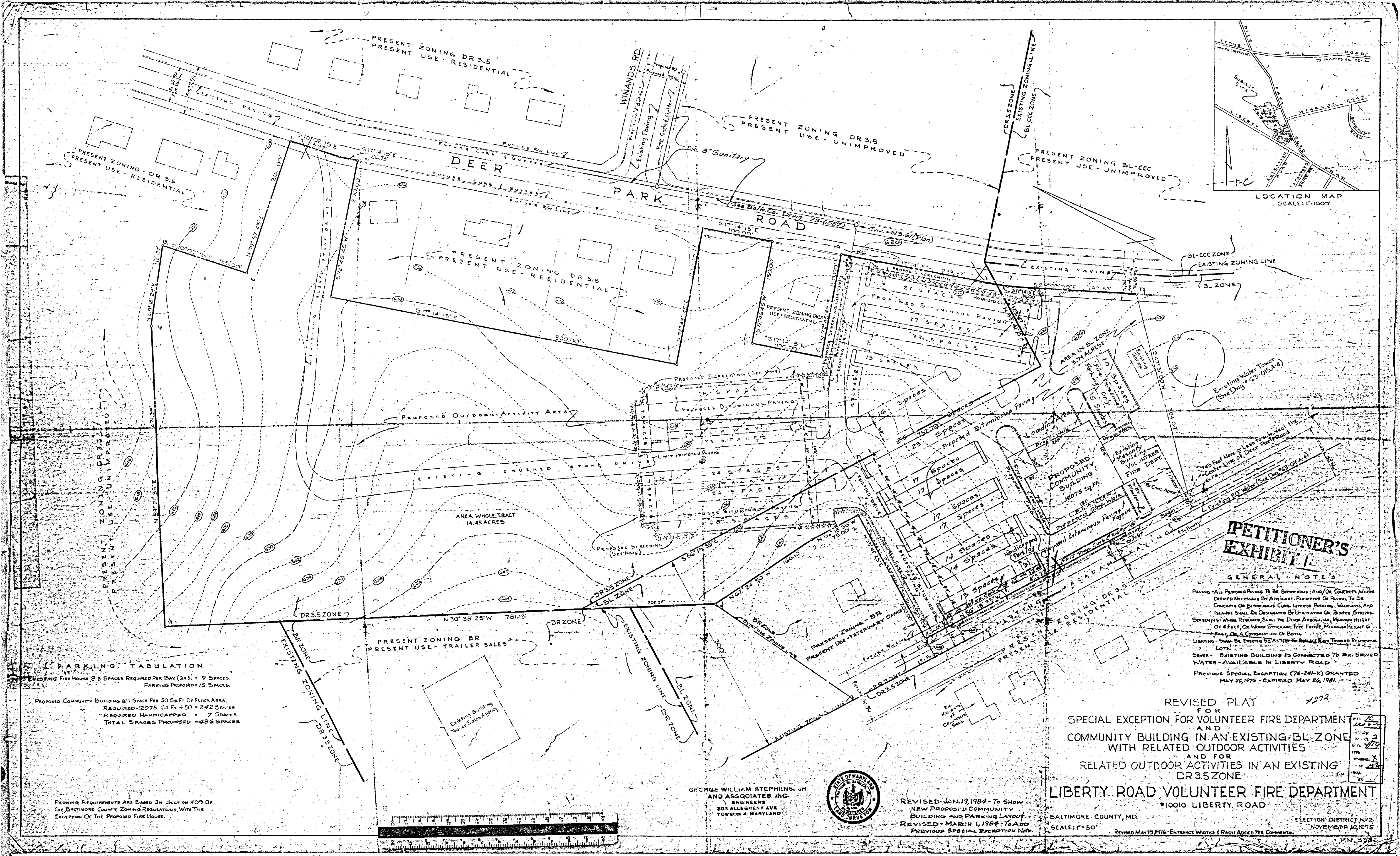
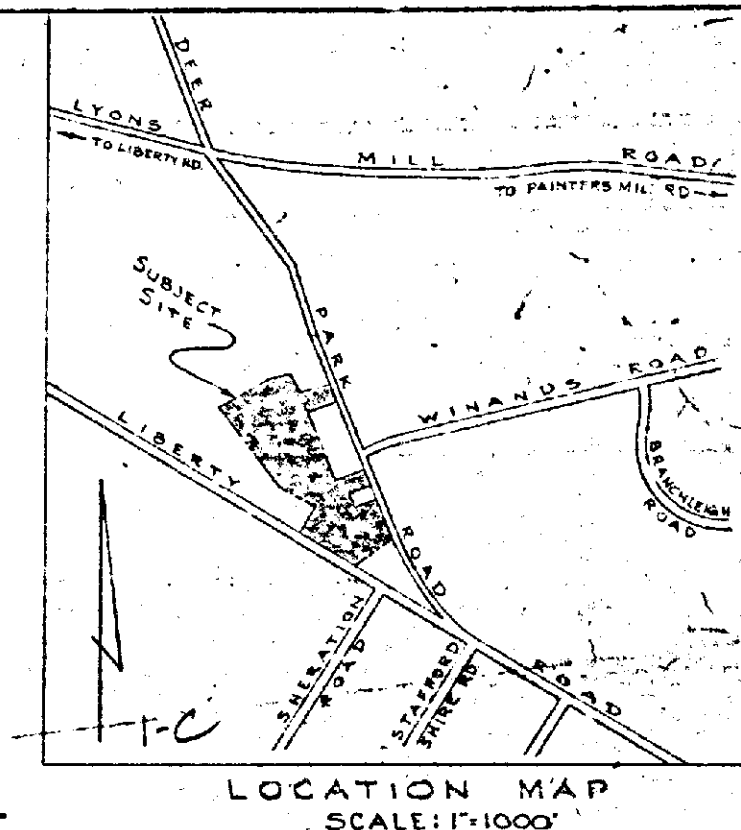
cc: Liberty Road Volunteer Fire Company, Inc  
c/o Mr. Nick Spearman  
People's Counsel

ORDER RECEIVED FOR FILING

DATE June 6, 1984  
BY Mary Campbell

10 10





**PETITIONER'S EXHIBIT 1**  
GENERAL NOTES

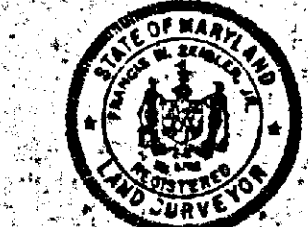
PAVING - ALL PROPOSED PAVING TO BE BITUMINOUS AND/OR CONCRETE WHERE DEEMED NECESSARY BY APPLICANT. PERIMETER OF PAVING TO BE CONCRETE OR BITUMINOUS CURB. INTERIOR PARKING, WALKWAYS, AND ISLANDS SHALL BE DESIGNATED BY UTILIZATION OF PAINTED STRIPES. SCREENING - WHERE REQUIRED, SHALL BE DENSE ARBOREAL, MINIMUM HEIGHT OF 4 FEET, OR WOOD STOCKADE TYPE FENCE, MINIMUM HEIGHT 6 FEET OR A COMBINATION OF BOTH.  
LIGHTING - SHALL BE ERECTED SO AS NOT TO REFLECT LIGHT TOWARD RESIDENTIAL LOTS.  
SEWER - EXISTING BUILDING IS CONNECTED TO EX. SEWER WATER - AVAILABLE IN LIBERTY ROAD.  
PREVIOUS SPECIAL EXCEPTION (76-241-X) GRANTED MAY 26, 1976 - EXPIRED MAY 26, 1981.

REVISED PLAT FOR  
SPECIAL EXCEPTION FOR VOLUNTEER FIRE DEPARTMENT AND  
COMMUNITY BUILDING IN AN EXISTING BL ZONE  
WITH RELATED OUTDOOR ACTIVITIES  
AND FOR  
RELATED OUTDOOR ACTIVITIES IN AN EXISTING  
DR3.5 ZONE  
**LIBERTY ROAD VOLUNTEER FIRE DEPARTMENT**  
#10010 LIBERTY ROAD

**PARKING TABULATION**  
EXISTING FIRE HOUSE @ 3 SPACES REQUIRED PER BAY (3X3) = 9 SPACES.  
PARKING PROPOSED: 15 SPACES.  
PROPOSED COMMUNITY BUILDING @ 1 SPACE PER 50 SQ. FT. OF FLOOR AREA.  
REQUIRED - 12075 SQ. FT. ÷ 50 = 242 SPACES  
REQUIRED HANDICAPPED = 7 SPACES  
TOTAL SPACES PROPOSED = 436 SPACES

PARKING REQUIREMENTS ARE BASED ON SECTION 409 OF THE BALTIMORE COUNTY ZONING REGULATIONS, WITH THE EXCEPTION OF THE PROPOSED FIRE HOUSE.

GEORGE WILLIAM STEPHENS, JR.  
AND ASSOCIATES, INC.  
ENGINEERS  
303 ALLEGHENY AVE.  
TOWSON 4, MARYLAND



REVISED - JAN. 19, 1984 - TO SHOW  
NEW PROPOSED COMMUNITY  
BUILDING AND PARKING LAYOUT.  
REVISED - MARCH 1, 1984 - TO ADD  
PREVIOUS SPECIAL EXCEPTION NOTE.

BALTIMORE COUNTY, MD.  
SCALE: 1" = 50'

REVISED MAY 19, 1976 - ENTRANCE WIDTHS & RADIUS ADDED PER COMMENTS.  
ELECTION DISTRICT NO. 2  
NOVEMBER 12, 1975  
PN 3546